



15 Brunswick Road

Montclair, NJ

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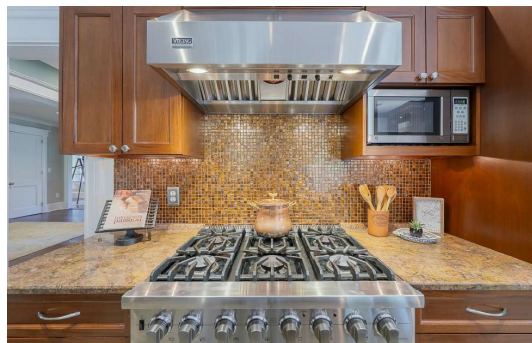
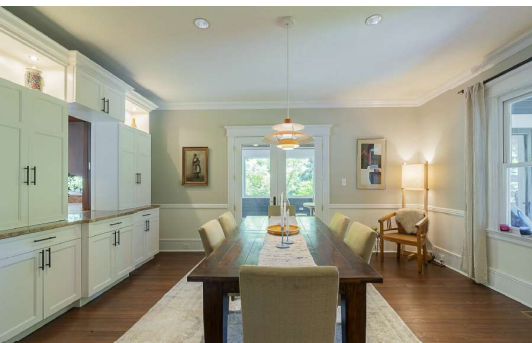
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3,485 Sq. Ft.

www.15brunswickroad.com



VICTORIA
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GROUP





Timeless Charm

Located on a quiet street in one of Essex County's most sought-after residential communities, this elegant 10-room center hall colonial – with gourmet kitchen, four bedrooms, 4.1 baths, three-season sun porch and wrap-around deck – promises the very best in contemporary suburban living.

A large center foyer, with hardwood floor, crown moulding, recessed lighting and double coat closet with built-in storage, welcomes visitors to this fine home. Broad archways open to the living room, dining room and den, a doorway leads to the kitchen and hardwood stairs run to the second level.

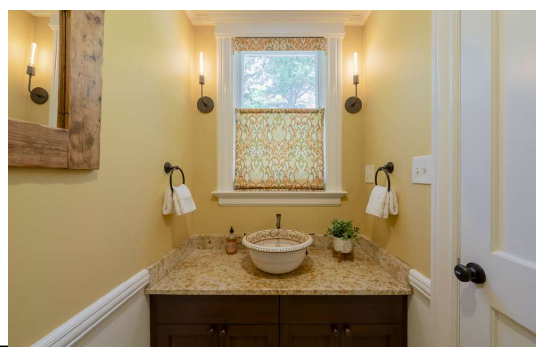
A wood-burning fireplace, with tall granite surround and rustic live-edge wooden mantel, serves as the focal point of the formal living room. Set in two walls, five large windows provide abundant natural light. A hardwood floor, crown moulding, recessed lighting and integrated sound system complete the room.

Awash in natural light courtesy of 12 tall casement windows that line the front and side walls, the spacious den features built-in floor-to-ceiling bookshelves, a hardwood floor, crown moulding, recessed lighting and a vintage leaded glass accent window.

The formal dining room includes a hardwood floor, chair rail, crown moulding and recessed lighting. A built-in sideboard, with pass-through to the kitchen, is a welcome convenience, especially when entertaining. A large window overlooks the front porch, a doorway leads to the kitchen and a double French door opens to the enclosed sun porch.

A quiet retreat overlooking the parklike side lawn, the three-season sun porch presents a hardwood floor, two ceiling fans, recessed lighting and integrated sound system. Eleven large windows, with removable glass panes, span the exterior walls. Doorways access the front porch, wrap-around rear deck and dining room.





Inviting Warmth

Bright and welcoming, the gourmet eat-in kitchen features custom raised panel cabinets with under-lighting, inset doors, granite counter tops and a mini-tile backsplash. A matching center island/breakfast bar, with three pendant light fixtures above, provides loads of additional space for storage and preparation. A built-in sideboard is topped by a pass-through to the dining room. Premium stainless steel appliances include a Viking six-burner-gas range with matching hood; Fisher & Paykel double drawer dishwasher; and General Electric Monogram refrigerator with cafe doors and water and ice dispenser. A sliding door opens to the wrap-around deck. A dual tap beer kegerator, two undermounted stainless steel sinks with garbage disposals, an integrated sound system, tile floor, recessed lighting and windows with side and rear exposure furnish all the right finishing touches.

The adjacent powder room is equipped with a tile floor, chair rail, vanity with granite counter top and ceramic vessel sink, crown moulding and recessed lighting.

Overlooking the beautiful back gardens and extremely private side yard, the sweeping wrap-around deck is ideally suited for outdoor entertaining on a grand scale.

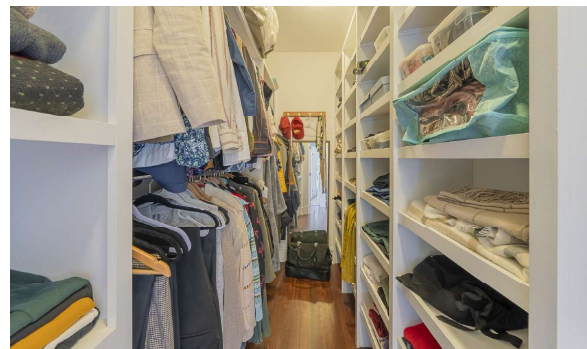


A Private Haven

Situated on the second level, the primary suite is composed of a bright bedroom and private full bath.

The bedroom features a hardwood floor, crown moulding, walk-in closet with built-in storage, additional closet with storage, two wall lamps, crown moulding, overhead light fixture and integrated sound system. Windows to the front and side provide comfortable cross breezes.

The en suite bath is equipped with a tile floor with radiant heat, glass-enclosed shower with tile surround and both hand-held and wall-mounted shower heads, spa tub with honed granite surround, double vanity with honed granite counter top and integrated sinks, two wall mirrors and three wall sconces. A water closet accommodates the commode.





Individual Comfort

Each of the two additional second level bedrooms includes a hardwood floor, two closets, an overhead light fixture and windows on multiple walls.

The full hall bath is equipped with a wood grain tile floor, shower-over-tub with tile surround, built-in vanity with granite counter top and undermounted sink, wall mirror, two wall sconces, crown moulding and recessed lighting.

A center foyer with hardwood floor, double linen closet, crown moulding and recessed lighting completes the second level.

Occupying nearly the entire third level and adaptable to a variety of uses, the fourth bedroom offers a hardwood floor, three sets of built-in bookshelves, a double closet, recessed lighting and directional track lighting. Three large windows and a vaulted ceiling with three skylights ensure abundant natural light.

The en suite full bath presents a tile floor, subway tile half-wall, glass-enclosed shower with subway tile surround, vanity with marble counter top and undermounted sink, wall mirror and two wall sconces.



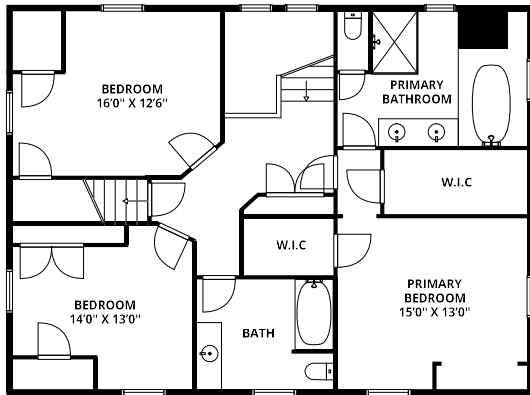
The Finished Lower Level

Situated on the lower level, and with sufficient space to accommodate multiple activity areas, the recreation room features neutral wall-to-wall carpeting, a walk-in closet, recessed lighting and entire wall of built-in drawers, shelving and cabinet storage.

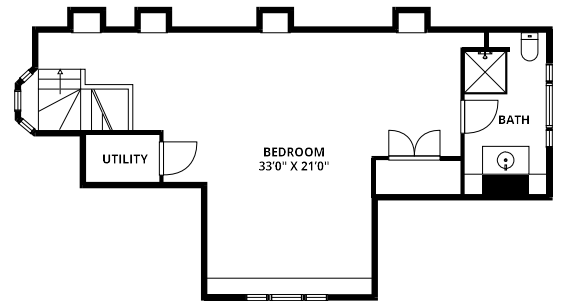
The adjacent full bath is equipped with a tile floor, glass-enclosed shower with tile surround, vanity with granite counter top and undermounted sink and recessed lighting.

The laundry room includes a tile floor, washer and dryer, utility sink and recessed lighting.

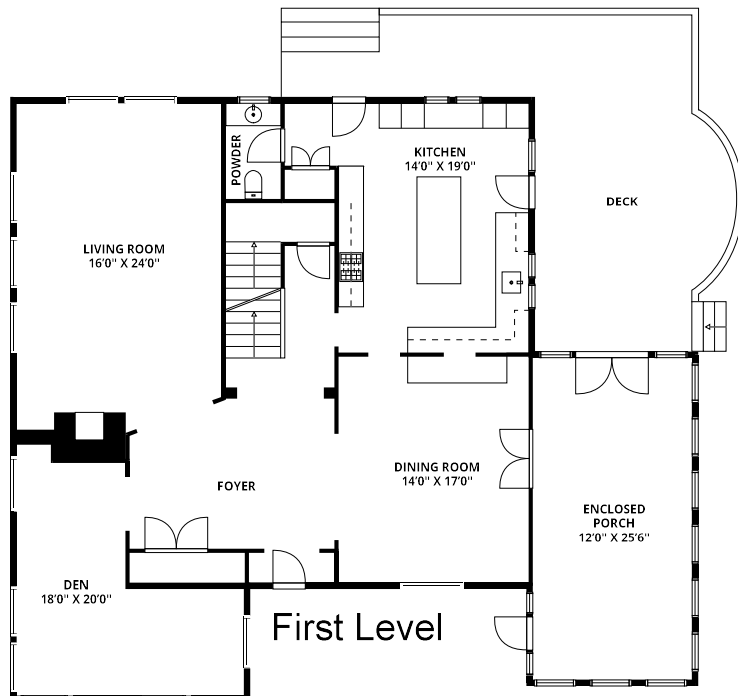
Two large storage rooms – one with walk-up access to the rear yard – complete this level.



Second Level

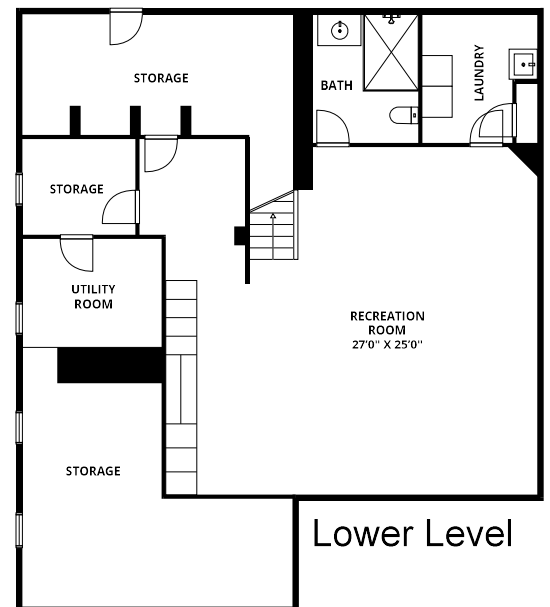


Third Level



First Level

Floor Plans



Lower Level

Highlights

GENERAL

- 10-room center hall colonial on a quiet tree-lined street in a thriving and diverse residential community
- Four bedrooms including a primary suite
- Four full baths; one half-bath
- Gourmet eat-in kitchen
- Finished third and lower levels
- Wood-burning fireplace in living room
- Hardwood floors throughout
- Central air-conditioning
- Integrated security system
- Integrated sound system
- Three-season sun porch
- Covered front porch
- Wrap-around rear deck with barbecue smoker
- Oversized two-car garage with work room and electric vehicle charger
- Paver patio
- Fully fenced corner property
- Minutes from town; parks; public and private (Montclair Kimberly Academy) schools; restaurants and shopping

FIRST LEVEL

- Center foyer: hardwood floor; double coat closet with built-in storage; crown moulding; recessed lighting; archways to living room, dining room and den; doorways to kitchen and stairwell to lower level; hardwood stairs to second level
- Living room: hardwood floor; wood-burning fireplace with granite surround and live-edge wooden mantel; crown moulding; recessed lighting; integrated sound system; two double-hung windows, side; three double-hung windows, rear; archway to center foyer
- Den: hardwood floor; built-in floor-to-ceiling bookshelves; crown moulding; recessed lighting; eight tall casement windows, front; four tall casement windows, side; elevated leaded glass windows, archway to center foyer
- Dining room: hardwood floor; built-in side board with pass-through to kitchen; chair rail; crown moulding; recessed lighting; double-hung window, front; doorway to kitchen;

- double French door to three-season sun porch; archway to center foyer
- Eat-in kitchen: tile floor; custom raised-panel cabinets with under-lighting and inset drawers and doors; granite counter tops; mini-tile backsplash; matching center island/breakfast bar; built-in sideboard with pass-through to dining room; stainless steel appliances – Viking six-burner-gas range with matching hood; Fisher & Paykel double drawer dishwasher and General Electric Monogram refrigerator with cafe doors and water and ice dispenser; dual tap beer kegerator; two under-mounted stainless steel sinks with garbage disposals; closet; three pendant light fixtures over island; recessed lighting; integrated sound system; two casement windows, side; two casement windows, rear; doorways to dining room; powder room and center foyer; sliding door to wrap-around deck
- Powder room: tile floor; chair rail; vanity with granite counter top and ceramic vessel sink; crown moulding; recessed lighting; double-hung window, rear
- Three-season sun porch: hardwood floor; two ceiling fans; recessed lighting; integrated sound system; three windows with removable glass, front; six windows with removable glass, side; two windows with removable glass, rear; double French doors to dining room and rear deck; egress to front porch

SECOND LEVEL

- Center foyer: hardwood floor; double linen closet; crown moulding; recessed lighting
- Bedroom one (primary suite): hardwood floor; crown moulding; walk-in closet with built-in storage; additional closet with built-in storage; two wall lamps; overhead light fixture; integrated sound system; double hung window, front; double-hung window, side; access to en suite bath
- Private full bath (primary suite): tile floor with electric radiant heat glass-enclosed shower with tile surround and hand-held and wall-mounted shower heads; spa tub with honed

- granite surround; double vanity with honed granite counter top and integrated sinks; two wall mirrors; three wall sconces; double-hung window, side; double-hung window, rear; water closet with commode
- Bedroom two: hardwood floor; double closet; additional closet; overhead light fixture; double-hung window, front; double-hung window, side
- Bedroom three: hardwood floor; two closets; crown moulding; overhead light fixture; double-hung window, side; double-hung window, rear
- Full hall bath: wood grain tile floor; shower-over-tub with tile surround; built-in vanity with granite counter top and undermounted sink; wall mirror; two wall sconces; crown moulding; recessed lighting; double-hung window, front

THIRD LEVEL

- Bedroom four: hardwood floor; three sets of built-in bookshelves; double closet; directional track lighting; recessed lighting; vaulted ceiling; three skylights; three double-hung windows, side; access to en suite bath
- Private full bath (bedroom four): tile floor; subway tile half-wall; glass-enclosed shower with subway tile surround; vanity with marble counter top and undermounted sink; wall mirror; two wall sconces; three casement windows, side

LOWER LEVEL

- Recreation room: neutral wall-to-wall carpeting; built-in drawers; shelving and cabinet storage; walk-in closet; recessed lighting; doorways to full bath; laundry room and storage rooms
- Full bath: Tile floor; glass-enclosed shower with tile surround; vanity with granite counter top and under-mounted sink; recessed lighting
- Laundry room: **tile floor**; washer; dryer; utility sink; recessed lighting

EXTERIOR

- Covered front porch: Ring doorbell; two pendant light fixtures; recessed lighting; access to center foyer and three-season sun porch
- Paver front walkway
- Wrap-around deck: outdoor kitchen with Texas Pit Crafter offset

- smoker; access to kitchen and three-season sun porch
- Bilco door to lower level
- Detached two-car garage: electric vehicle charging station; power door openers; work room/gardening center with built-in work benches and shelving
- Paver driveway
- Fully fenced and beautifully landscaped corner property; perennial gardens; decorative shrubbery
- In-ground irrigation system
- Fully enclosed vegetable garden
- Extensive border plantings

IMPROVEMENTS

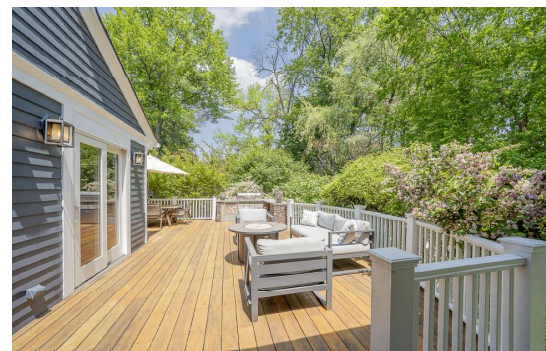
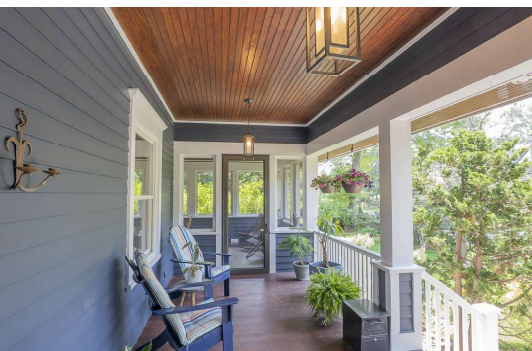
- Installed new gutters on north side of home and garage – 2026
- Installed humidifier for lower level heating zone – 2025
- Painted exterior of home – 2025
- Installed new picket fences – 2025
- Installed two new water heaters – 2024
- Replaced southwest corner of roof – 2023
- Installed level two electric vehicle charger – 2023
- Installed landscape lighting – 2022
- Redecorated interior rooms throughout – 2020
- Installed multi-room Sonos sound system – 2020
- Installed Samsung frame TV in living room – 2020

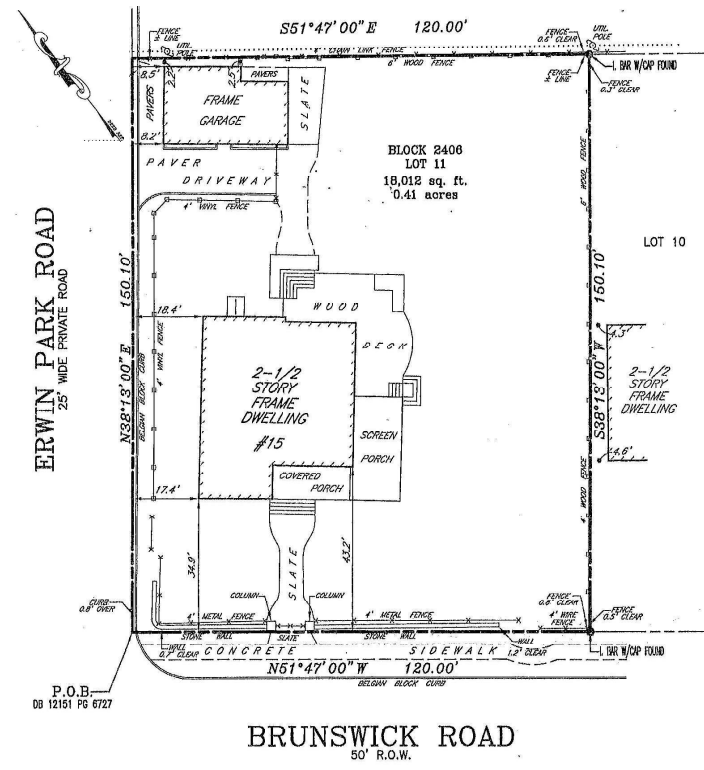
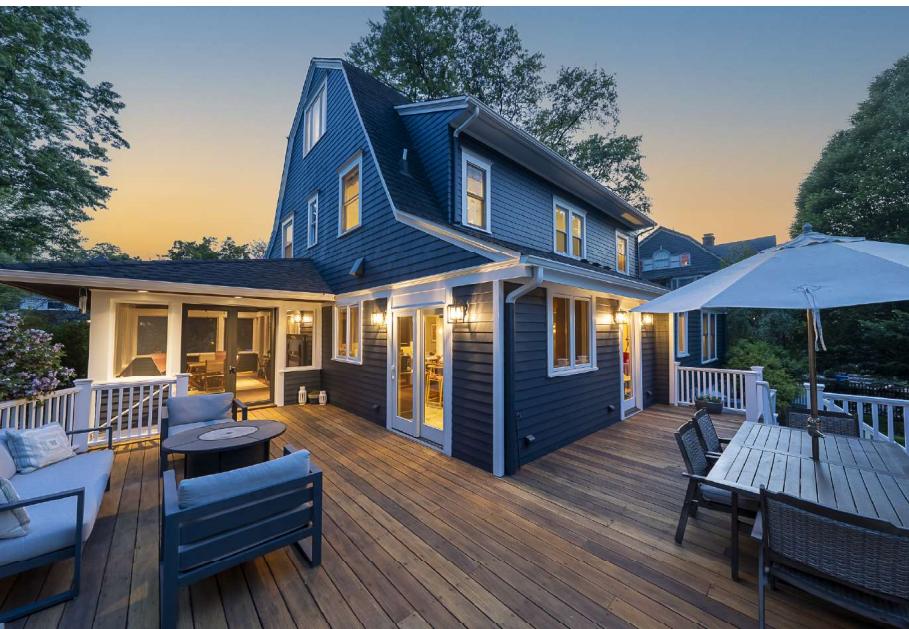
ASSESSMENTS/TAXES

- Land: \$440,100
- Improvements: \$521,400
- Total: \$951,500
- 2025 taxes: \$33,806

AN IDEAL LOCATION

- Montclair is a thriving and diverse community where residents enjoy fine dining; local and area shopping; exceptional recreational and cultural facilities and a nationally recognized magnet school system. Home to Montclair State University; the Montclair Art Museum; Mountainside Medical Center and four local theatre companies; Montclair combines a contemporary suburban lifestyle with city conveniences – and all only 40 minutes from Manhattan via Midtown Direct train service.





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